



53 Oakway Drive

Woodville | DE11 8FZ | Offers In The Region Of £250,000

ROYSTON
& LUND

- Offers In The Region Of £250,000
- French Doors Leading To Garden
- Family Kitchen/Diner
- Additional Two Well Proportioned bedrooms
- Council Tax B
- Family Home
- Garage and Driveway
- Master Bedroom with Ensuite
- Freehold
- EPC rating B





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Royston and Lund are pleased to present this stunning three-bedroom home located in Woodville.

Upon entering the property, you are welcomed by a spacious hallway. To the left, there is a generous living room with French doors leading to the garden, providing a perfect space for entertaining and relaxation. To the right, the kitchen/diner offers ample space for multiple appliances, and there is a convenient downstairs W/C.

Upstairs, the master bedroom spans the full length of the property and features built-in wardrobes and a en-suite. On the opposite side, you'll find two additional well-proportioned bedrooms and a family bathroom with a three-piece suite. There is also useful storage space on this floor.

Outside, the property benefits from a low-maintenance garden to the side, enclosed by a walled boundary, offering both privacy and ease of upkeep.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

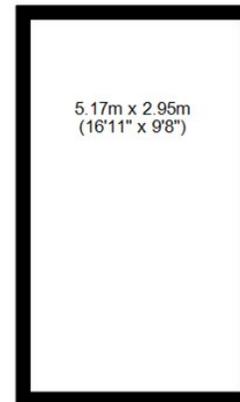
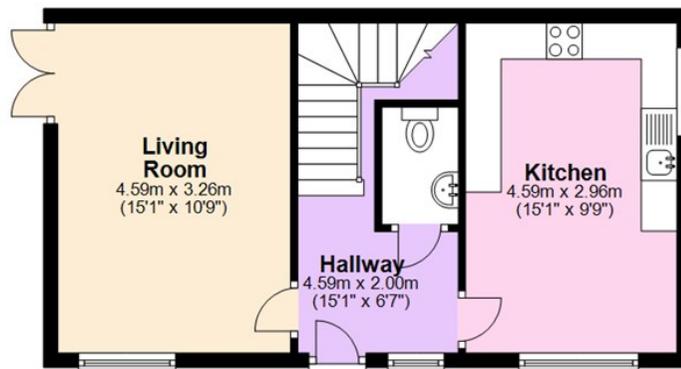
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

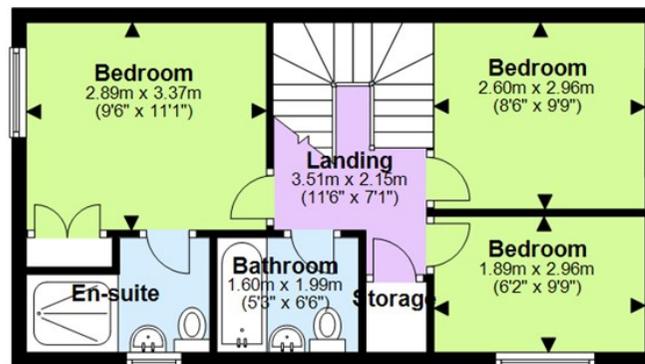
Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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